



COMMUNITY DEVELOPMENT SERVICES  
PLANNING DIVISION  
COUNTY OF HUMBOLDT

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<http://co.humboldt.ca.us/CDS/Planning>

December 11, 2009

OFFICE OF PLANNING & RESEARCH (OPR)

State Clearinghouse

Terry Roberts, SCH Director

PO Box 3044

Sacramento, CA 95812.3044

Re: 2009 General Plan Annual Report for Humboldt County

Dear Terry Roberts,

Enclosed please find the 2009 General Plan Annual Report for Humboldt County. Please let me know if you have any questions or comments.

Sincerely,

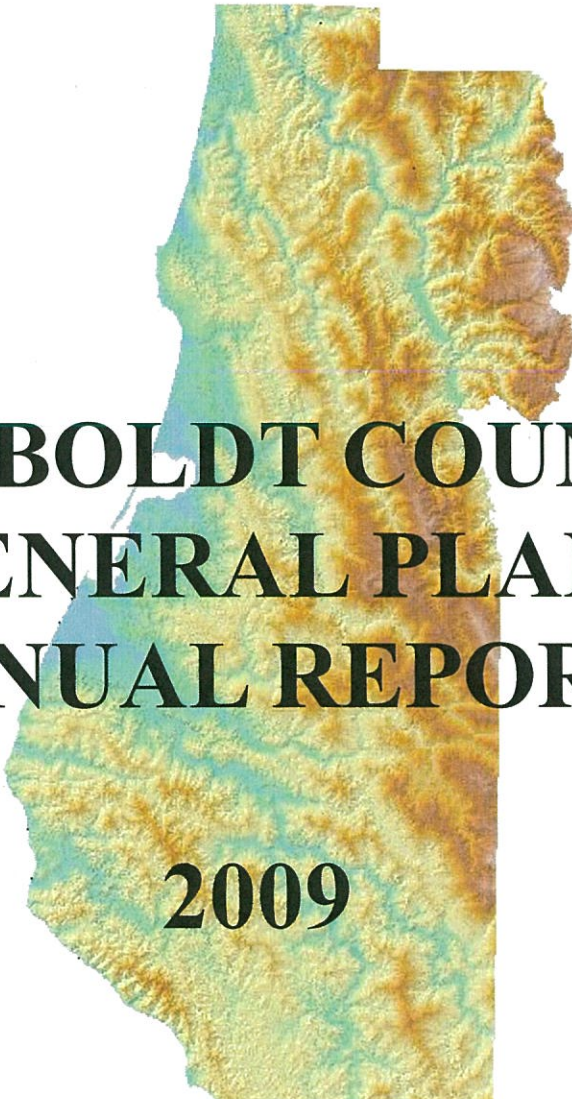
Michael Richardson

Senior Planner

Cc: HCD

HOUSING POLICY  
DEVELOPMENT, HCD

DEC 17 2009

A topographic map of Humboldt County, California, showing the county's irregular shape. The map uses a color gradient from green to brown to represent elevation, with green indicating lower elevations and brown indicating higher elevations. The map is positioned in the background, with the title text overlaid on it.

# **HUMBOLDT COUNTY GENERAL PLAN ANNUAL REPORT**

**2009**

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## **Introduction**

The 2008 Annual Progress Report is divided into three (3) sections. Section 1 (*General Plan Status and Progress in Implementation*) describes when the General Plan was last updated (1984), and the progress made toward a comprehensive update. It also describes the progress in implementing the 1984 Framework Plan. While many measures from the 1984 framework Plan have been implemented, a number have not yet been completed. Programs tied to unidentified staffing and funding sources were less likely to be implemented.

Section 2 of the report (*Implementation of the Housing Element*) focuses on the Housing Element, using an evaluation form provided by the State. It compares the number of residential units permitted and the projected housing needs for the County. It concludes that while the County met its overall housing needs, it fell short in meeting the housing needs of the low and very low-income categories. This part of the Annual Progress Report also goes into detail about the effectiveness in implementing the goals, policies and standards of the Housing Element.

Finally Section 3 (*The Degree to which the Approved General Plan Complies with the Guidelines*) explores how well the County's Framework Plan complies with the General Plan Guidelines of the State. For each of the seven (7) Elements mandated by the State, the Guidelines are summarized, and the Elements are evaluated according to the Guidelines.

Most of the Elements conform to the General Plan Guidelines; however, there are some shortcomings. As mentioned in the 2007 Annual Report, the Circulation Element is lacking in discussion of communications; the Open Space Element is missing policies retaining all publicly owned corridors from future use, and should include policies to integrate trail routes with the California Recreational Trails System; and the Noise Element should contain standards for resolving conflicts between existing stationary noise sources, such as lumber mills, and adjacent uses.

The deadline set by the state for producing Annual Progress Reports is April 1 of each year. Staffing for the Annual Progress Report was unavailable in March to produce the report in April because it was allocated to updating the County's Housing Element, which had a deadline of August 31, 2009. This is justified because there are no potential fiscal impacts to the County for not meeting the Annual Progress Report deadline, whereas there are potentially severe fiscal impacts for not updating the County's Housing Element by the deadline. The County's Housing Element Update was adopted on August 28, 2009, three (3) days before the state-mandated deadline.

Blueprint Planning is a new state planning tool is set to be implemented in the local region in the coming years. It will involve coordination between the County and the cities in their land use elements with the goal of reducing the demand for automobile trips into the future. Future Annual Reports will include information from the local Blueprint Planning effort to track its progress.

## **Section 1: General Plan Status and Progress in Implementation**

### *General Plan Status*

The Humboldt County General Plan was last comprehensively revised in 1984 with the adoption of the Framework Plan. The Coastal Plans and most of the Community Plans, which provide more detailed Plan policy to specific areas, have been completed since that time, with the most recent being the adoption of a revised McKinleyville Community Plan in 2002. The Housing Element has been revised several times consistent with state requirements. The most recent version was adopted in August 2009 as described above.

Nine years ago, the County embarked on a comprehensive effort to update the Framework Plan. Over 40 public meetings were held to elicit input on land-use issues and policy concerns. These meetings produced the *Critical Choices Report* prepared in March 2000. In December 2003, the Community Development Services Department introduced a "Sketch Plan Alternatives" report that proposed future land uses and general plan policy alternatives. These alternatives underwent public review at 24 separate public meetings during 2004. The result of those meetings produced a Proposed Project Sketch Plan approved by the Board of Supervisors and used as the basis for drafting a revised and updated General Plan. Over the course of a year (2007 and early 2008) the Planning

Commission reviewed working drafts of individual chapters and in late 2008, the Planning Commission began considering a complete draft update of the Framework Plan, which will consolidate and supersede the following existing components:

Humboldt County General Plan Framework Plan, Volume I, (1984)

Humboldt County General Plan, Community Plans, Volume II:

- Jacoby Creek Community Plan (1982)
- Freshwater Community Plan (1985)
- Fortuna Community Plan (1985)
- Willow Creek Community Plan (1986)
- Hydesville-Carlotta Community Plan (1986)
- Garberville-Benbow-Redway-Alderpoint Community Plan (1987)
- Avenue of the Giants Community Plan (2000)
- Orick Community Plan (1985)
- Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad-Westhaven (inland),
- Fieldbrook-Glendale\*, and Blue Lake unincorporated area)
- Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)
- Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)

The McKinleyville (2002) and Eureka (1995) Community Plans, because of their complexity, will remain standalone separately bound documents as the applicable general plans for those areas. Their land use designations and policies are subject to amendment as part of the General Plan Update Program.

Within the Coastal Zone, this updated General Plan will supersede the following Local Coastal Program (LCP) land use plans once the coastal related portions of this document are effectively certified through the California Coastal Commission:

North Coast Area Plan  
Trinidad Area Plan  
McKinleyville Area Plan  
Humboldt Bay Area Plan  
Eel River Area Plan  
South Coast Area Plan

The Zoning Regulations, Sections 311 – 319 of Title III, Division 1 of the Humboldt County Code, provide the zoning implementation for this general plan. Title III, Division 2, contains the Subdivision Regulations, governing subdivisions of lands, and Division 3 contains the Building Regulations, governing construction, grading, and flood plain management.

#### *Progress in Implementing the 1984 Framework Plan*

Progress in implementing the Housing Element, one of seven required elements of the General Plan, is discussed in detail in the following section of this report (Section 2 – Implementation of the Housing Element). The following paragraphs describe implementation of the other six (6) required elements of the General Plan: Land Use, Circulation, Conservation, Open Space, Noise, and Safety.

Chapter 5 of the Framework Plan identifies the measures in the General Plan that are intended to be implemented. There are 41 pages of text describing more than 120 implementation measures. Many important measures with specific dates were implemented. For instance, a grading ordinance was adopted in 2002 as prescribed in measure 5-3420(6) (Biological Resources). A number of important community plans were also adopted, including all those listed in the preceding section.

The County has also been successful implementing measures identified by the Framework Plan as "on-going". The Geologic Hazards section of Chapter 5 (5-3200) contains measures such as "Building Regulations" and "Subdivision Ordinance", which provide for review of building permits and subdivisions for consistency with the geologic hazard mitigation. These measures have been implemented, and have been successful in avoiding geologically unstable areas with new development.

There are also implementation measures in the Framework Plan that have not been implemented. For example, in that same Geologic Hazards section, there is an implementation measure to inventory critical facilities to compare them with the geologic hazard maps. This measure has not been completed, and there are no efforts underway to perform the inventory.

Implementation measures contained in the Community Plans and Coastal Plans follow a similar pattern. While many programs have been implemented, there is some still waiting for implementation. The following list describes the implementation measures in the community plans that have not yet been implemented:

#### **Community Plan Policies Awaiting Implementation**

##### **Avenue of the Giants Community Plan**

2540.1 The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from useful production by acquisition.

2540.5 The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park Management Plan and EIR.

##### **Eureka Community Plan**

5-2400 HOUSING: The County should revise the zoning ordinance to include the design review recommendations from Chapter 2403.

5-4200 CIRCULATION: After all feasible alternatives have been exhausted, the County shall adopt and periodically review a traffic impact fee ordinance that would require all new development to pay a fair share of transportation improvements.

##### **Garberville/Redway/Benbow/Alderpoint Community Plan**

5000 Implementation

1. An outline of river access opportunities and improvements, which would enhance fishing and other recreational uses along the river, should be prepared for the Plan. Standards for access dedications for subdivision of lands with river frontage should be included in the outline.
2. Adopt a parking plan for Garberville.
3. Establish a Parking Authority for the downtown commercial district of Garberville.

##### **McKinleyville Community Plan**

2642 Design Review Policies

1. Design review standards shall be adopted for the Town Center area as identified on the Plan's land use maps. A Design Review Committee shall be formed to develop those standards within the Town Center area. No Special Permit shall be required as part of the process.
2. The County shall adopt a Design Review ordinance which establishes clear development standards. The design review standards must be consistent and compatible with the overall principles, objectives and policies of the entire General Plan.

3244 Implementation for Noise Hazards

1. Standards shall be adopted as part of the County Building Regulations specifying sound insulation requirements which will implement the noise policies of the plan.

#### 4312 Implementation for Trails

2. A Trails Implementation Plan shall be prepared that includes a trail by trail review with recommendations for how easements could be gained and under what circumstances dedication of easements might be required.

### **Section 2: Implementation of the Housing Element**

The following section relies on the format suggested by the state. As mentioned previously, the County recently updated the Housing Element. This section evaluates the implementation of the previous Element, as it was in effect throughout all of 2008. The updated Housing Element includes considerable additional discussion evaluating the previous Housing Element in §8.3.1 (Evaluation of the Previous Element), §8.12.20 (Detailed Analysis of the Effectiveness of the Previous Housing Element) in Appendix G (Housing Element Appendix), and in the discussion of the updated land inventory.

#### *A. Progress in meeting Regional Housing Need*

##### 1. Total number of new housing permits issued

There were permits issued for 113 new housing units in 2008 according to the County Building Division.

##### 2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

Based on a survey that was done for the 1998 Housing Element, it is assumed about 2/3 of the single-family units constructed at market rates were affordable to above moderate-income households, and the remaining were affordable to moderate-income households. Of the single-family homes that are second units, 2/3 of them are affordable to very low-income households, and 1/3 affordable to low-income households. It is also assumed all the market rate multifamily units were affordable to low-income persons, and the subsidized units were affordable to very low-income persons.

Out of the 113 new units permitted in 2008, 10 of them were multifamily units, and 103 were single-family units. This was only 40% of the permits issued the previous year. Seventeen of the single-family homes were second units, almost equal to the 18 permitted in 2007. None of the multifamily homes permitted in 2008 were subsidized by the federal HOME program.

Accordingly, there were 12 units permitted for very low-income households, 15 units for low-income households, 29 units for moderate-income households and 57 units built for above-moderate income households.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

The following tables show the projected regional housing needs assigned to the County and a comparison between the number of units permitted and the projected housing needs:

**PROJECTED HOUSING NEEDS  
HUMBOLDT COUNTY, 2001 - 2007**

Income Category	Housing Units	
	Unincorporated Areas	Total County
Very Low	581	1,033
Other Low	378	676
Moderate	484	795
Above Moderate	645	1,471
<b>Total</b>	<b>2,088</b>	<b>3,975</b>

Source: Humboldt County Association of Governments; Regional Housing Needs Plan for Humboldt County; November 2002.

**COMPARISON OF HOUSING CONSTRUCTION AND  
PROJECTED HOUSING NEEDS  
HUMBOLDT COUNTY UNINCORPORATED AREAS, 2008**

Income Category	2008 Housing Units	
	Projected Housing Need <sup>1</sup>	Housing Permitted
Very Low	83	12
Other Low	54	15
Moderate	70	29
Above Moderate	92	57
<b>Total</b>	<b>299</b>	<b>113</b>

<sup>1</sup>The 2008 projected housing needs were estimated by carrying forward the annual projected housing needs for the 2001 – 2007 time period.

Source: Humboldt County Planning Division, 2009

The table comparing the projected regional housing needs and actual construction shows a deficit in the number of units that needed to be produced across all the income categories according to the estimated County's Fair Share allocation. Of particular note is the calculation that only 12 units for very low-income households were produced whereas 83 units were needed, resulting in a deficit of 71 units.

The under-production of housing affordable to lower income persons is a continuation of trends from previous years. The following table compares the cumulative projected housing needs with housing production from 2001 to 2007:

COMPARISON OF CUMULATIVE HOUSING CONSTRUCTION AND  
PROJECTED HOUSING NEEDS  
HUMBOLDT COUNTY UNINCORPORATED AREAS, 2001 - 2007

2001-2007 Housing Units			
Income Category	Projected Housing Need	Housing Construction	Surplus (Shortfall)
Very Low	581	228	(353)
Other Low	378	296	(82)
Moderate	484	608	124
Above Moderate	645	1,216	571
Total	2,088	2,348	260

Source: Humboldt County Planning Division, 2008

The table shows a deficit of 353 very low-income units and 82 low-income units, and a surplus of 124 moderate-income units and 571 above moderate-income units. Combining these figures together, the County permitted construction of 260 units more than the total projected housing need during the 2001 – 2007 timeframe.

The policies, standards and implementation measures of the 2009 Housing Element Update seek to increase the production of housing affordable to lower income households.

*B. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives*

1. Include a program-by-program status report relative to implementation schedule from each program in the Housing Element; describe actions taken to implement each program.

The 2003 Housing Element identified a number of on-going policies and programs to meet the housing goals of the County. Each of the following policies and programs were implemented in 2008:

"1: Housing Supply

1.1. The County shall continue to implement the following programs to meet the housing needs of Humboldt County residents.

**Building Permits** The objective of the County is to facilitate the construction of 1,408 additional single-family units and 128 multifamily units by 2008.

**Alternative Owner Builder (AOB) program.** The objective of the County is to facilitate the construction of 117 units under this program in the next five years.

**Second Units.** The objective of the County is to facilitate the construction of 79 additional second units between 2003 and 2008.

1.1. To incorporate quantitative and qualitative analyses of future Census data into this document at the earliest possible date, in order to assess the types, quantities and locations of housing that are needed for various sizes of families in various income groups.

1.2. To complete and maintain a comprehensive land use map.

1.3 To complete and maintain a land use inventory for all residentially zoned areas.



- 1.4 To encourage second units where there are adequate public services and where compatible with adjacent land uses, and allow them in resource lands where compatible with resource protection policies
- 1.5 To provide for more affordable new housing ownership opportunities for low and very low-income households, including smaller scale housing units.
- 1.6 The County shall all within its power to facilitate the production of affordable housing, particularly for low and very low-income residents, including actively pursuing all possible funds to maintain and create low-cost housing in diverse areas of the County, and assisting developers in using State and Federally-funded housing programs.
- 1.7. The County shall encourage new housing developments for very low, low and moderate-income households.
- 1.8 The County shall encourage self-help housing programs.
- 1.9 The County shall encourage new multiple-unit housing developments to build a certain percentage of their units for sale or rent at below-market rates for very low, low and moderate-income families by providing a density, or other incentive bonus.
- 1.10 The County recognizes and supports the rights of tenants to secure habitable housing.
- 1.11 The County shall encourage the inclusion of residential units for low and moderate-income families in new developments within the coastal zone, where feasible, pursuant to Government Code Section 66590.
- 1.12 The County shall encourage the replacement of housing occupied by low and/or moderate-income families when converted or demolished within the coastal zone, where feasible, pursuant to Government Code Section 66950.
- 1.13. The County shall support all efforts to construct housing affordable to very low-income and low-income persons.
- 1.14. The County encourages second units where there are adequate public services and where compatible with adjacent land uses, and allow them in resource lands where compatible with resource protection policies.
- 1.15. The County shall put an Article 34 Referendum on the ballot upon request of a government agency, or a citizens group willing to campaign for such a measure.
- 1.16. The County shall annually compete for CDBG funds as a means of developing local communities including improvements to and expansion of sewer and water lines and facilities for community planning areas and coastal communities.
- 1.17. The County shall maintain a current housing stock inventory in order to anticipate availability for an expanding population, and to set priorities for meeting the more critical housing shortages.
- 1.18. The County shall provide for density bonuses for developments containing at least 25% of the units for low or moderate-income households or at least 10% of the units for lower-income households as provided in Government Code Section 65915.
- 1.19. Provide the staffing necessary to process building permits and subdivision applications in a timely fashion.

1.20. Adopt fees for service, which support the cost of the permit and land use review processes.

1.21. The County shall encourage and support development by non-profit housing sponsors to maintain and develop housing affordable to low and very low-income persons.

1.22. The County encourages future development based on energy efficient travel patterns and the location of existing services.

1.23. The County shall rezone lands designated for residential development under the General Plan to optimum development potential as soon as public sewer and water services become available. Until funding for expansion of public sewer and water facilities in the underdeveloped areas designated for urban development and urban expansion are obtained, the County will maintain zoning densities that reflect State and local health policies for individual wells and/or sewage disposal systems.

1.24. The County shall provide for development of single mobilehomes and mobilehome parks in residential zones throughout the community in accordance with the requirements of Government Code Sections 65852.3 and 65852.7 and consistent with General Plan/Community Plan residential land use densities.

1.25. The County should encourage the Planned Unit Development, Condominium, Limited Equity Cooperative, and Stock Cooperative housing as four methods to achieving more affordable housing.

1.26. The County shall discourage encroachment of residential subdivisions upon agricultural and other natural resource lands. Subdivisions of resource lands shall be allowed only where the resulting uses will not adversely affect the resource use of the site.

1.27. The County shall encourage the preservation of natural features of terrain and vegetation in new subdivisions in residential zones by clustering development, providing common open areas, smaller, more appropriate roads, and other compatible land use innovations in the development of new residential areas.

## 2: Housing Needs of Special Populations

2.1. The County shall support the elimination of housing discrimination.

2.2. The County shall actively assist the Humboldt County Housing Authority and non-profit corporations to develop and implement programs to assist very low, low and moderate-income households, minorities, families with children, elderly, handicapped, and homeless persons to secure housing.

2.3. The County shall promote housing and support services for elderly and handicapped persons, which encourage an independent lifestyle.

2.4. Community Plans, in the course of formulation or revision should henceforth designate adequate sites to accommodate the proportionate nomadic housing site needs for each community.

2.5. The County shall continue to distribute and post information on the enforcement program of the State Fair Employment and Housing Commission.

2.6. Support and coordinate the development of affordable housing for low-income and very low-income citizens, including multifamily, single family, and single room occupancy (SRO) units.

2.7. Support and encourage the development of transitional housing and homeless shelters.

2.8. To utilize federal, state and local funding programs for tenant-based rental assistance for the homeless and near-homeless persons, in securing and maintaining stable housing.

### 3: Regulatory Constraints

3.1. The County shall devise mutually acceptable means to meld the efforts of citizens and government to address the problems common to us all.

3.2. The County shall carefully complete an up-to-date, internally consistent, responsive General Plan and Zoning Ordinance that address the current needs and problems of the County citizenry, and which set forth a compatible vision for the future.

3.3. The County shall reduce, or limit increases, in application processing fees, which adversely impact housing affordability.

3.4. The County shall foster greater responsiveness to public needs.

3.5. The County shall give the Planning and Building Divisions responsibility for formulating, implementing, and evaluating strategies to solve local housing problems.

3.6. The County shall encourage and be receptive to new and experimental techniques to facilitate optimum utilization of available sites.

3.7. Where consistent with State law, the Building Division shall encourage citizens to make partial repair of their dwellings without being required to rehabilitate beyond their economic means.

3.8. The County shall support tax programs, which encourage citizens to maintain and repair their homes.

3.9. The County shall support the combination of private and public money to provide opportunities for financing not otherwise available to low and moderate-income persons.

3.10. The County shall apply sensible and flexible housing standards to allow low-cost rehabilitation and repairs consistent with health and safety requirements.

3.11. The County shall endorse programs whereby students gain practical home construction, repair and weatherization techniques by repairing existing housing stock in the community.

3.12. The County shall encourage experimentation with new concepts in housing construction, designs, styles and ownership patterns.

3.13. The County shall mitigate regulatory problems and amend the housing codes to reflect acceptable alternative methods.

3.14. The County shall support alternative owner-built/ owner-occupied housing, which does not infringe upon public health and safety.

3.15. The County shall promote helpful attitudes by regulatory agencies in order to encourage voluntary compliance with the regulatory process.

3.16. The County shall promote flexibility in parking requirements for housing developments, especially for seniors and in areas with public transportation.

3.17. The County shall provide the opportunity to consider the temporary placement and use of a second dwelling unit in excess of densities permitted in this General Plan in cases where specified findings can be made that there is legitimate hardship.

3.18. The County shall encourage the development of presently under-utilized residential parcels served by public sewer and water for optimum development potential under the zoning ordinance.

3.19. County departments shall thoroughly review building and development codes and ordinances with an eye to eliminating requirements not necessary to the protection of public health, safety and welfare.

3.20. Once a final building, sanitation or subdivision permit is issued, it shall not be retroactively denied, unless the permit was issued based on false information of a substantial nature or significant information is obtained subsequent to the issuance of the permit.

3.21. During the subdivision or building permit process, an applicant may choose any one of the agencies that he or she feels creates the greatest obstacle to approval and receive a do-pass or a rejection from that agency before proceeding (this includes public hearings).

3.22. When requested by applicants, permitting agencies shall make appointments for on-site inspections. If agency representatives cannot keep appointments, they should make reasonable efforts to inform the person who made the appointment.

3.23. All ministerial permit denials shall include in writing specific statutes applicable. If possible, discretionary permit denials should include, in writing, specific statutes, regulations and policies applicable.

3.24. During building inspections, all noncompliance items must be listed and all subsequent inspections shall be limited to new work and verification of corrections of prior noted deficiencies.

3.25. Regulatory changes that cumulatively enhance the ability of Humboldt County's citizens to build and repair their own homes for their own use in a manner suited to their needs and desires shall continue to be encouraged. (Board of Supervisors Resolution #79-122 adopted September 11, 1979).

3.26. Building permit requirements for owner-built housing should be minimized consistent with the reasonable protection of health and safety.

3.27. The County shall maintain ordinances, which allow the Building Inspection Division to approve building permits for residences and accessory structures in rural areas that are constructed to meet standards less restrictive than the Uniform Building Code (UBC).

3.28. If revisions to any of the Alternative Owner-Builder Ordinances are warranted, a formal Regulations Committee shall be officially constituted pursuant to the Board of Supervisors Policy on Committees and Commissions to perform ordinance review and revision tasks as outlined in an approved work program.

3.29. The Building Inspection Division and the Health Department shall provide inspections of homes to determine whether the structure complies with minimum health and safety requirements.

3.30. The Building Division and Health Department shall publicize the availability of a voluntary building condition inspection to be conducted for a fee commensurate with the service rendered.

3.31. Information on the availability of the inspection service should focus on communities containing a significant number of dwellings in need of repair.

3.32. The inspections service shall be strictly non-punitive, and shall be publicized as such.

3.33. To identify regulatory and tax constraints that effectively discourage rehabilitation and maintenance, and act to mitigate them.

3.34. The County shall review and streamline the permit application process on an ongoing basis, in all departments involved, in order to shorten the time required to process all permits, and to provide adequate information to prospective builders and developers.

3.35. The County shall encourage private developers, builders and financial institutions to work with public agencies and non-profit agencies in formulating strategies to solve local housing problems.

#### 4: Conservation of Existing Housing

4.1. The County shall encourage the rehabilitation, rather than condemnation, of deteriorated housing.

4.2. The County, recognizing the need of tenants for energy-efficient housing, shall encourage the weatherization of rental units.

4.3. Incentives to rehabilitate, weatherize and maintain existing housing stock.

4.4. The County shall encourage and support programs that preserve and/or restore the unique character of older residences and neighborhoods.

4.5. The County shall encourage relocation, rather than destruction, of sound older housing threatened by development.

4.6. Public funds for the rehabilitation of low-income rental housing shall ensure that these rehabilitated units remain part of the low-income housing stock.

4.7. The County may allow legal, non-conforming single family and multifamily structures to be retained in new residential subdivisions even where the retention of these structures means that the general plan density for the parcel is exceeded. However, the creation of any parcels without an existing dwelling must be consistent with planned densities. The County shall require the repair of building, plumbing, mechanical and electrical hazardous conditions that exist in such non-conforming structures to meet acceptable health and safety codes.

#### 5: Reduce Housing Construction and Improvement Costs

5.1. The County shall consider house solar orientation and energy effective landscaping during the review process.

5.2. The County shall encourage the use of alternative energy sources such as solar and wind power, with consideration for solar and wind rights in residential developments.

5.3. The County shall provide maximum opportunities for owner/builders to economize by doing what they can for themselves and to finish non-structural, non-mechanical work at their own pace.

5.4. The County shall encourage the use of low-cost, energy efficient, low-consumptive housing designs, materials and construction methods that reduce costs.

5.5. The County shall support the use of innovative construction and design methods that make more efficient use of land and building materials including water- conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.

5.6. The County shall encourage the use of financial leveraging of public and private funding to construct owner-occupied and rental housing.

## 6: Public Involvement and Education

6.1. The Planning Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.

6.2 Planning Commission procedures shall be kept in a format and language that is clear and readily available to the public.

6.3. The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.

6.4 The Planning Department shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.

6.5 The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.

6.6 The Planning Commission shall encourage public participation in the land use decision-making process.

6.7 The County shall provide centralized public access to all relevant documents and information regarding housing activities.

6.8 The County shall promote standardization of housing and zoning terminology throughout government and the housing industry."

In addition to the on-going programs, there were a number of new programs that were targeted for implementation in 2004. They are identified below with a status report for each one.

1.1e. Make available at the public information counter of Community Development Services a GIS computer that will enable developers to identify real-time mapped constraints to housing development. Responsible Agency: Community Development Services. Timeframe: December 2003. *Implemented.*

2.1b. Identify adequate housing sites for the low-income nomadic population throughout the County in proportion to the specific local needs as part of the ongoing development of the Land Use Element of the General Plan. Responsible Agency: Community Development Services. Timeframe: Ongoing. *This program is ongoing with the adoption of each new community plan. There were no new community plans adopted in 2008 as the County is engaged in a comprehensive general plan update.*

2.1c. The County shall provide \$600,000 in program service support to the Multiple Assistance Center (\$200,000 per year over initial three year period), and shall consider similar commitments to the MAC after the initial three year period expires, based on program and cost efficiency outcomes. Responsible Agency: Dept. of Health and Human Services. Timeframe: Ongoing. *The MAC is operational. The County is providing the services as described in the above program.*

## 2. Assess effectiveness of actions and outcomes

As described in the response to #1 above, the County is struggling to produce housing affordable to lower-income households. Aside from the production of affordable housing, the County is doing well in meeting its timeframes for implementing programs scheduled for 2008. All the tasks

were completed as scheduled.

*C. Progress toward mitigating governmental constraints identified in the housing element.*  
Several programs were implemented with the adoption of Ordinance 2313A to mitigate governmental constraints:

1.1b. Amend the general plan and zoning ordinance to allow apartments above commercial establishments in urban areas and to allow mixed residential and commercial uses in planned unit developments.

1.1g Adopt ordinance changes to allow encroachment into yard setback areas with a Special Permit in residential zones.

1.1h Adopt ordinance changes to allow tandem parking in residential subdivisions where detention basins are required.

1.1i Adopt ordinance changes to specify that the density standards under the General Plan are to be used in determining the number of dwelling units permitted on lots zoned Residential Multiple Family (R-3) and Apartment-Professional (R-4)

3.1c. Amend the zoning ordinance to specifically allow second units on roads that do not meet Road Category 4 standards provided the use is consistent with the County's Fire Safe Ordinance and served by public water and sewer.

These new rules are now a part of the zoning ordinance and the new provisions were implemented in 2004 with the review of all development permits.

Also, Program 3.1b (Establish and fund a position in the Planning Division specifically designed to assist persons with developing materials necessary for complete applications.) made a full-time staff planner available to the public to help reduce governmental constraints by helping applicants with design suggestions and other guidance.

In December 2004, the Board of Supervisors implemented the following measures to bring the Housing Element into full compliance with State law:

Identify land inventory based on zoning rather than general plan designation. Identify the size and number of parcels in the land inventory. Discuss the availability of public water and sewer in relation to the land inventory.

Identify the maximum allowed density in the various residential zone districts. Identify actual site improvement standards and assess their impact on the cost and supply of housing. Describe the types of permits and review processes for residential development. Analyze the potential and actual governmental constraints on the development of housing for persons with disabilities, and demonstrate the County's efforts to remove governmental constraints on housing for persons with disabilities.

Include more detailed information about farmworkers, as provided by HCD.

Include in the element a program to identify or establish specific zones where emergency shelters and transitional housing may be permitted. The element must have a stronger program to assist in the development of housing for lower- and moderate-income households. Strengthen Program 1.1j to ensure R-3 and R-4 zoning and development standards (1) do not impede the ability to achieve the maximum density allowed by the general plan, and (2) encourage and facilitate the development of multifamily housing for lower-income households. Include a program to broadly disseminate information about fair housing rights and handle fair housing complaints. Add a program to maintain consistency of the Housing Element with the other elements of the general

plan.

Identify the number of housing units approved in the coastal zone since 1982, the number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles. Identify the number of existing residential units occupied by low- and moderate-income households required either within the coastal zone or within three miles of the coastal zone that have been authorized to be demolished or converted since 1982.

New information about the County's housing stock was also folded into the data and analysis portion of the Element. The County expanded the scope of implementation measures in the 2003 Element by allowing mixed residential/commercial uses in the MB - Business Park zone, and by allowing decks to exceed the lot coverage on lots less than 10,000 square feet in size (they are presently limited to lots less than 6,000 square feet).

**Section 3: The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.**

As mentioned in Section 1, there are seven (7) required elements of a General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The following paragraphs describe the degree to which the seven required elements of the County's approved general plan comply with the guidelines developed by OPR.

The County's general plan was last comprehensively updated in 1984. Figure 1-1 of the Framework Plan is a chart showing which sections of the Plan include the seven (7) State mandated elements.

*Land Use Element*

*Guidelines for the Land Use Element*

The land use element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development for the city or county at build-out. The land use element has perhaps the broadest scope of the seven mandatory elements. In theory, it plays a central role in correlating all land use issues into a set of coherent development policies. Its objectives, policies, and programs relate directly to the other elements. In practice, it is the most visible and often-used element in the local general plan. Although all general plan elements carry equal weight, the land use element is often perceived as being most representative of "the general plan."

The land use element has a pivotal role in zoning, subdivision, and public works decisions. The element's objectives and policies provide a long-range context for those short-term actions. The purpose of the land use element is to designate "the proposed general distribution and general location and extent of uses of the land." The land use element should focus on the future growth and physical development of the community and planning area. A land use element should contain a sufficient number of land use categories to conveniently classify the various land uses identified by the plan. Land use categories should be descriptive enough to distinguish between levels of intensity and allowable uses. The element should include categories reflecting existing land uses as well as projected development.

*Compliance of the Land Use Element with the Guidelines*

There appears to be a high degree of compliance between the County's Land Use Element of the General Plan and the OPR General Plan Guidelines. The Framework Plan, Community Plans and coastal plans cited above include land use designations and maps that show the proposed general distribution, location, and extent of uses of the land. Maps showing the land use



designations are available at the County's online GIS; the hyperlink is [www.gis.co.humboldt.ca.us](http://www.gis.co.humboldt.ca.us),

The different land use designations have various levels of intensity and allowable uses. They are included in Sections 2500 – 2700 of the Framework Plan and Community Plans, and Sections 5.20 – 5.30 of the Coastal Plans

There is a focus with the Community Plans on future growth and physical development of the community and planning area; the areas considered in Community Plans are focused on smaller more urbanized parts of the County. The Land Use Element plays a pivotal role in local zoning, subdivision and public works decisions. The Zoning Consistency Matrix Table 2-10 identifies the zone designations that fit into the appropriate plan designations. Required findings in the Zoning Ordinance and Subdivision Regulations ensure consistency with the General Plan. In addition, Public Works decisions on road improvement requirements and priorities considers the development potential expressed by the land use maps of the General Plan.

In describing the intensity of land uses in the General Plan, residential land use designations specify the appropriate density range within each land use category. The Residential Low Density (RL) designation, for instance, specifies a housing density range of 1 – 7 units per acre.

FIGURE 1-1

RELATION OF GENERAL PLAN ORGANIZATION  
TO STATE-MANDATED GENERAL PLAN ELEMENTS

The following matrix indicates the relation between the sections of the County's General Plan and the State-mandated general plan elements. The dots in the matrix indicate the sections of the General Plan where primary or secondary treatment is given to each of the State-mandated general plan elements. In some instances, individual policies relating to each of the mandated elements may also be found in other sections of the Plan.

Relation of General Plan Organization to State-Mandated General Plan Elements		State-Mandated General Plan Elements	Land Use	Circulation	Housing	Conservation	Open Space	Seismic Safety	Noise	Scenic Highways	Safety	Timber
<u>Sections of the General Plan:</u>												
VOLUME I												
	Chapter 2											
Population	2200		●		●							
Economics	2300		●		●							
Housing	2400		●		●							
Rural Land Use	2500		●	●	●	●	●	●			●	●
Urban Land Use	2600		●	●	●	●	●	●	●		●	●
	Chapter 3											
Hazards	3200					●	●	●	●		●	
Water Resources	3300					●	●	●				
Biological Resources	3400					●	●	●				
Cultural Resources	3500		●				●			●		
	Chapter 4											
Circulation	4200		●	●					●	●	●	
Trails	4300			●			●					
Parks and Recreation	4400		●	●			●					
Public Water Facilities	4500		●	●							●	
Wastewater Facilities	4520		●	●							●	
Solid Waste Management	4600		●	●							●	
Fire Protection	4700		●	●							●	
Education	4800		●	●				●			●	
County Government Facilities	4900		●	●							●	
VOLUME II - Area Plans												
Community Plans			●	●	●	●	●	●	●	●	●	●
Local Coastal Plans			●	●	●	●	●	●		●	●	●
Background materials prepared for General Plan Revision Program			●	●	●	●	●	●	●	●	●	●

● = primary treatment

◐ = secondary treatment

The commercial and industrial land use designations, on the other hand, have a different way of expressing intensity. The County's General Plan includes the following standard description:

"Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans."

The General Plan Guidelines suggest the use of Floor Area Ratios for describing the intensity of commercial and industrial land uses. This is a point of divergence between the Framework Plan and the General Plan Guidelines.

### *Circulation Element*

#### *Guidelines for the Circulation Element*

The Circulation Element is intended to be an infrastructure plan addressing the circulation of people, goods, energy, water, sewage, storm drainage, and communications. By statute, the circulation element must correlate directly with the land use element. The circulation element also has direct relationships with the housing, open-space, noise and safety elements. The provisions of a circulation element affect a community's physical, social, and economic environment.

Mandatory circulation element issues as defined in statute are:

- Major thoroughfares
- Transportation routes
- Terminals
- Other local public utilities and facilities

#### *Compliance of the Circulation Element with the Guidelines*

As with the Land Use Element, the Circulation Element appears to synchronize with the General Plan Guidelines. The County's Circulation Element is mostly contained in Circulation (Section 4200), and Trails (Section 4300) of the Framework Plan. The Community Plans and Local Coastal Plans also address Circulation Element requirements.

The Circulation Element contains maps showing the County's road system. There is a strong correlation between the mapped road network and the Land Use Element to ensure that the areas being developed are served by adequate roads. The maps show that for the most part, commercial centers and higher density residential development are located on the County's roads most capable of accommodating high traffic volumes: collectors and arterials.

The Circulation Element is also correlated with the Land Use Element in policy. For example, following is a set of policies in the County's Circulation Element that directly link with the growth anticipated in the Land Use Element:

- "8. Encourage the development of a road system that supports an orderly pattern of land use through:
  - A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks and schools.
  - B. Locating lower density residential areas with frontage onto arterial or major collector roads away from through-traffic unless sufficient mitigation measures are used.
  - C. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collector, or arterial roads.

- D. Improving roads to accommodate land uses served by an inappropriate road classification.”

The Circulation Element also contains policies for the port, the railroad, the airports, drainage, and transmission and pipelines. However, the section of the Plan titled "Circulation" in the General Plan is too narrowly focused to comply with all the requirements of the General Plan Guidelines by itself. The other Circulation Element issues: water, wastewater, public utilities and other public facilities, are addressed in other sections of the Plan. For example, water and wastewater facilities are addressed in Section 4500 of the Plan,

When combined together with these other sections of the Plan, all the requirements of Circulation Elements are adequately addressed, with one exception: communications. Communications include telephone, fiber-optic cable, and other forms of telecommunication, such as satellites television and radio. While the General Plan Guidelines advise that communications be considered in the General Plan, the County's Plan doesn't mention the topic. With the increased importance of communications over the last 25 years, the draft updated General Plan includes a section that discusses communications in detail.

#### Housing Element

##### *Guidelines for the Housing Element*

The State guidelines for Housing Elements give a long list of topics that should be addressed at a local level. They include requirements to quantify the projected housing needs, establish a housing program that sets forth a five-year schedule of actions to achieve the goals and objectives of the element, assess housing needs, and to analyze an inventory of resources and constraints. Some of these requirements are described in more detail previously in Section 2 of this Annual Report: Implementation of the Housing Element.

##### *Compliance of the Housing Element with the Guidelines*

The State Department of Housing and Community Development certified that the Housing Element approved by the Board of Supervisors in December 2004 is consistent with the statutory requirements of the California Government Code. Staff believes State certification of the Housing Element reflects adequate overall consistency with the General Plan Guidelines for Housing Elements.

#### Conservation

##### *Guidelines for the Conservation Element*

The Conservation Element provides direction regarding the conservation, development, and utilization of natural resources. Its requirements overlap those of the open-space, land use, safety, and circulation elements. The Conservation Element is distinguished by being primarily oriented toward natural resources. Population growth and development continually require the use of both renewable and nonrenewable resources. One role of the conservation element is to establish policies that reconcile conflicting demands on those resources.

##### *Compliance of the Conservation Element with the Guidelines*

There appears to be good correlation between the Conservation Element of the General Plan and the General Plan Guidelines. Figure 1-1 of the Framework Plan shows the Conservation Element requirements are primarily addressed in Hazards, Water Resources, and Biological Resources (Sections 3000 – 3400) of the Plan. The Community Plans and Local Coastal Plans also address Conservation Element requirements. Each of these citations contains policies and implementation measures to help resolve conflicts between natural resource use, and the conservation of natural resources. For example, Section 3432 of the Plan includes policies and standards to protect stream channels, "Streamside Management Areas" and other wetlands. The allowed uses in these protected areas are listed, the required setbacks are described, and mitigation measures are identified for development within these areas.

### Open Space

#### *Guidelines for the Open Space Element*

The open-space element guides the comprehensive and long-range preservation and conservation of “open space land”. Open-space land is defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open-space use. According to the General Plan Guidelines, there are a number of different purposes for open space to be addressed in an Open Space Element:

- open space for the preservation of natural resources,
- open space used for the managed production of resources,
- open space for outdoor recreation,
- open space for public health and safety,
- demands for trail-oriented recreational use,
- retention of all publicly owned corridors for future use, and
- feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System.

#### *Compliance of the Open Space Element with the Guidelines*

The County's Framework Plan addresses most the different open space uses listed in the Guidelines. Figure 1-1 of the Framework Plan (above) shows that the Open Space Element requirements are addressed in many different sections of the Plan: Rural Land Use, Urban Land Use, Hazards, Water Resources, and Biological Resources, Cultural Resources, Trails, and Parks and Recreation (Sections 2500 – 4400). The Community Plans and Local Coastal Plans also address Open Space Element requirements.

The following examples demonstrate how the Framework Plan addresses each open space use:

- Open space for the preservation of natural resources  
As mentioned above in response to the Conservation Element, Section 3432 of the Plan includes policies and standards to protect stream channels, “Streamside Management Areas” and other wetlands. The allowed uses in these protected areas are listed, the required setbacks are described, and mitigation measures are identified for development within these areas.
- Open space used for the managed production of resources  
The Land Use Element protects open space for managed production of resources on agricultural lands and timberlands by specifying a large minimum parcel size for the Agriculture Exclusive (AE) and Timber Production (T) land use designations.
- Open space for outdoor recreation  
The Coastal Plans include the Public Recreation (PR) land use designation (Sections 5.20 – 5.30), which is applied to many areas, including Clam Beach County Park, as shown on the land use maps. The allowed uses in the PR designation include outdoor public recreation as a principally permitted use.
- Open space for public health and safety  
The Geologic Hazards section of the Framework Plan includes Figure 3-5 showing the soils report requirements for various land uses across the three (3) slope stability categories: relatively stable, moderate instability, high instability. Standards for soils reports in the plan require they show areas where further engineering is required, or

modify the proposal to avoid areas of instability on the property being studied. Typically, soils reports recommend these areas be left as non-buildable open space.

- Demands for trail-oriented recreational use

The Coastal Plans include an Access Inventory (Section 4.54), which lists all the access points to coastal resources. Many of the access points in the inventory describe trails leading from public parking areas to the beach.

- The retention of all publicly owned corridors for future use

There is no policy in the Circulation Element that encourages the retention of all publicly owned corridors for future use: The closest the Framework Plan gets is Policy 7 of Section 4231; "The County Planning Commission shall review all proposed abandonments of maintenance on County roads for conformance with the County General Plan before they are approved." However, it is the practice of the County to retain all publicly owned and deeded corridors for future use, and abandonments of these public corridors are reviewed by the Board of Supervisors based on recommendations from Public Works.

The Coastal Plans contain policies and standards protecting access to coastal resources by protecting public corridors identified in the Access Inventory (Section 4.54).

- The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System

The closest the Framework Plan gets to meeting this part of the General Plan Guidelines is in Standard 5 of Section 4312 of the Framework Plan (Trails Standards), which states that, "Trail system coordination is to be accomplished through contact with cities, Caltrans, and other appropriate agencies."

### Noise

#### *Guidelines for the Noise Element*

The purpose of the noise element is to limit the exposure of the community to excessive noise. Local governments must "analyze and quantify" noise levels and the extent of noise exposure through actual measurement or the use of noise modeling. Technical data relating to mobile and point sources must be collected and synthesized into a set of noise control policies and programs that "minimizes the exposure of community residents to excessive noise." Noise level contours must be mapped and the conclusions of the element used as a basis for land use decisions. The element must include implementation measures and possible solutions to existing and foreseeable noise problems. Furthermore, the policies and standards must be sufficient to serve as a guideline for compliance with sound transmission control requirements.

The noise element directly correlates to the land use, circulation, and housing elements. The noise element must be used to guide decisions concerning land use and the location of new roads and transit facilities since these are common sources of excessive noise levels. The noise levels from existing land uses, including mining, agricultural, and industrial activities, must be closely analyzed to ensure compatibility, especially where residential and other sensitive receptors have encroached into areas previously occupied by these uses.

The noise element should cover those issues and sources of noise relevant to the local planning area. The element should utilize the most accurate and up-to-date information available to reflect the noise environment, stationary sources of noise, predicted levels of noise, and the impacts of noise on local residents. It should be as detailed as necessary to describe the local situation and offer solutions to local noise problems.

#### *Compliance of the Noise Element with the Guidelines*

The Framework Plan includes a section on noise hazards (Section 3240) that appears to conform to most of the General Plan Guidelines. The General Plan appendix contains noise level contours for state highways, selected county roads, and county airports. These noise contours and other available noise information are used with the noise compatibility matrix in Figure 3-2 to establish requirements for project approval to ensure that new development is not subject to excessive noise levels. The Framework Plan notes that fences, landscaping, and noise insulation can be used to mitigate the hazards of excessive noise levels.

Figure 3-3 lists prominent noise sources in the County. It shows that State highways, selected streets and the Northwestern Pacific Railroad (NWPRR) are all significant sources of "non-stationary" noise, and several lumber mills are identified as significant "stationary" noise sources. In 1997, the rail line effectively ceased operation. When the line operated, it provided freight service three days a week and occasional excursion passenger service on weekends and holidays.

While the tables describing noise contour information and noise contour maps of State Highway intersections and airports in the Framework Plan Appendix are helpful, zoning implementation for the McKinleyville Area Coastal Plan broadened the scope of the standards and brought more attention to it by adding a "Noise Impact" combining zone to parcels along State Highway 101 with noise levels in excess of acceptable standards. The same noise insulation requirements in the General Plan are applied through zoning in these areas.

The Noise Element does have some deficiencies in comparison to the General Plan Guidelines. The Noise Element does not identify noise contours for existing lumber mills, or otherwise identify specific standards that should apply to new development in the vicinity of the mills to reduce noise impacts to less than significant levels. In addition, gravel-mining operations are a stationary source of significant noise levels not addressed in the Framework Plan. These deficiencies will be corrected with the General Plan Update. It is noteworthy that the General Plan Guidelines for Noise Elements changed quite a bit in 1984, the year that the Framework Plan was adopted.

#### Safety

##### *Guidelines for the Safety Element*

The aim of the safety element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards. Other locally relevant safety issues, such as airport land use, emergency response, and hazardous materials spills may also be included.

The safety element overlaps topics also mandated in the land use, conservation, and open-space elements. The safety element must identify hazards and hazard abatement provisions to guide local decisions related to zoning, subdivisions, and entitlement permits. The element should contain general hazard and risk reduction strategies and policies supporting hazard mitigation measures. Policies should address the identification of hazards and emergency response, as well as mitigation through avoidance of hazards by new projects and reduction of risk in developed areas. Communities may use the safety element as a vehicle for defining "acceptable risk" and the basis for determining the level of necessary mitigation. Policies may address not only methods of minimizing risks, but also ways to minimize economic disruption and expedite recovery following disasters.

##### *Compliance of the Safety Element with the Guidelines*

Chapter 3 of the Framework Plan (Hazards and Resources) combines discussions of the various hazards identified in the General Plan Guidelines, and appears to adequately conform to the recommendations in the Guidelines. Table 1-1 earlier in the staff report show hazards are also addressed in the Community Plans, and are related to discussions in Land Use and other sections of the Plan. The following table describes more specifically how hazards are addressed in the Plan:

<b>Hazard</b>	<b>Description</b>	<b>Mitigation</b>
Fires	Section 3230 (Wildfire) describes the mapped fire hazard zones in the County, which vary from Moderate to Extreme.	Wildland fire hazard areas are mapped. Applications for new development are referred to fire agencies, appropriate fire safety measures are required.
Floods	Section 3220 (Flood) describes flood hazards from rivers, dam failure and coastal high water hazards (tsunami and coastal flood tides).	Maps of areas subject to floods are in the Plan, the County participates in the federal flood insurance program, which requires limiting new development in flood hazard areas.
Landslides	Section 3214 (Slope Stability) describes areas subject to landslides.	Slope stability maps are included in the Plan to delineate areas subject to landslides and liquefaction. Soils report requirements are described for each slope stability category across the various land uses. Report recommendations for specific engineering or avoidance of certain areas are required.
Airport land use	Section 3250 (Airport Safety) describes the nine (9) airports operated by the County.	Airport Master Plans have been prepared for each airport, and an Airport Land Use Compatibility Matrix established for the three (3) largest airports that identifies the areas most subject to risk, and the appropriate land uses and development standards in these areas.
Emergency response	Section 3222 (Dam Failure) states that the County maintains emergency response plans for the Trinity, Ruth (Matthews), Scott, Copco and Iron Gate dams. Section 3223 (Coastal High Water Areas) states that the County maintains a Tsunami Contingency Response Plan for emergency response.	
Hazardous materials spills	Section 3270 (Industrial Hazards) identifies several specific industrial activities with potential for significant hazard to nearby populations.	Contingency Plans have been prepared for each industrial site identified as a potential hazard. Policies for the siting of new hazardous industrial facilities are included.

The EIR for the 2009 Housing Element implemented a Framework Plan policy that mapped areas with naturally occurring asbestos, and identified a mitigation measure to refer all building permit applications in these areas to the Air Quality Management District for appropriate recommendations.